



## **Denali Commission Site Work Award**

**Nome Hospital Design - #01002-00A**

**Close Out Narrative**



**Norton Sound Hospital Site  
Long Term Care Pre-construction & Design**

**Project Summary  
September, 2012**

Norton Sound Hospital is pleased to present the following close-out narrative for Project #01002 – 00A - Nome Hospital Site.

A vision for a replacement hospital in Nome originated in the early 1990's. From that time until Fall of 2003, Norton Sound Health Corporation (NSHC) and Indian Health Service (IHS) engaged in activities such as master site planning, population and staffing reviews and land acquisitions to the extent that funding was available.

Designing and constructing a hospital is complicated. Designing and constructing a hospital in remote, arctic conditions is exponentially complicated. In addition, it was very important to NSHC that those involved in the design of the new facility understand how challenging it is for the people of the Norton Sound Region who live in remote villages to obtain healthcare. Often that healthcare requires travel to Nome for what would typically be routine care for those who live in urban settings. It was of primary concern that the hospital be designed to lessen the trauma and stress of receiving healthcare services for village residents who travel to Nome for care and that the building itself and the interior design provide a means to achieve this in a culturally appropriate and respectful manner.

In the Fall of 2003, The Denali Commission and the IHS awarded NSHC \$500,000 and \$120,000, respectively, to fund planning and design activities for the replacement hospital. From 2003 until project completion, the amount of funding provided by the Denali Commission for design and related activities grew from \$500,000 to \$11,180,000. With the funding provided by the Denali Commission, NSHC has been able to design a hospital that not only will provide state of the art healthcare for the people of the Norton Sound Region, but do so in a culturally warm and healing environment.

The vision from the 1990's has now, more than 20 years later, finally become a reality.

### **Norton Sound Regional Hospital - The Vision**



NEW NORTON SOUND REGIONAL HOSPITAL



### **Norton Sound Regional Hospital - The Reality**



As mentioned above, activities from the early 1990's through 2002 centered around visioning, master planning activities, space and staffing analysis and site procurement as funding was available.

In the fall of 2003, the Denali Commission awarded \$500,000. These funds in conjunction with \$120,000 from IHS provided NSHC with the resources necessary to move forward on preliminary planning and design activities.

NSHC spent much of 2004 in program planning activities with IHS, A/E team selection, and environmental assessments. In the fall of 2004, the A/E selection process was finalized and a design team lead by Kumin Associates, Inc. was named.

NSHC and the Kumin team worked on concept and schematic design alternatives in 2005 and 2006. In order to ensure that the building and space configurations considered culturally important aspects, the design team traveled to many of the remote villages to interview those who would be using the healthcare facilities. Through intensive interviews with residents of the villages and Nome proper, the design team was able to gain valuable insight and identify special considerations to incorporate into the design. Additional factors to consider in the design were arctic conditions such as permafrost, sun angle, prominent winds and snow drifting patterns. The conceptual design was completed during the fall and at the close of 2005, a comprehensive value engineering study was completed to ensure that the design did in fact incorporate the necessary considerations for arctic conditions and as well as other general construction criteria.

By October 2006 there was consensus between NSHC and IHS on a final concept design. Design continued with modifications due to a new location. Also during 2006, NSHC consolidated its project management function in Nome and spent considerable time in meetings with IHS on construction and construction management options.

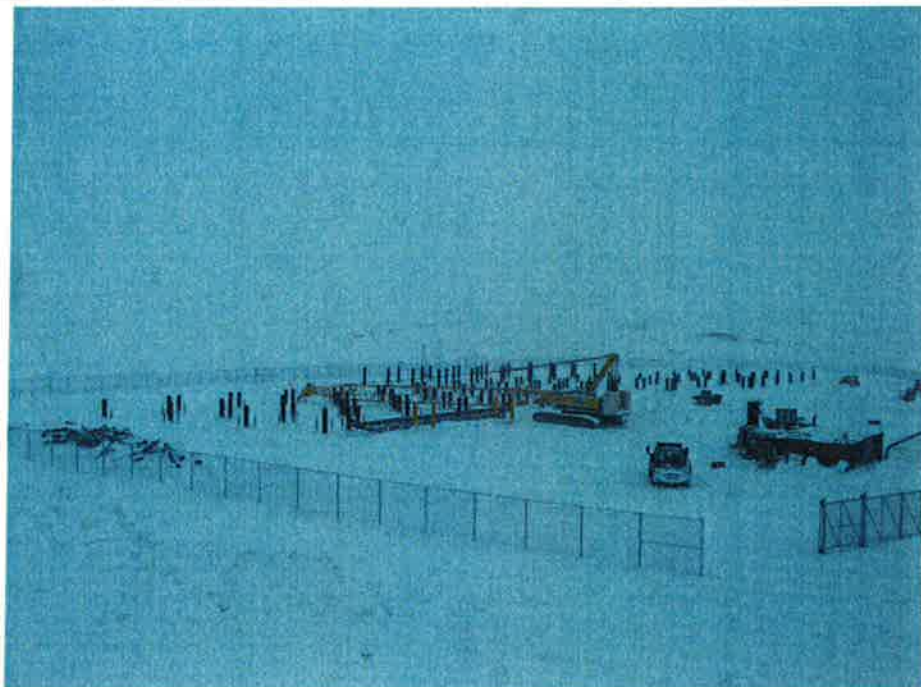
By the first quarter of 2007, decisions on construction and construction management options had been made. IHS would construct the hospital by entering into a contract with a yet to be determined general contractor and NSHC would provide project management services. As a result, NSHC engaged DOWL HKM to provide those services. About this same time, IHS announced they would

support initiatives by NSHC to begin site development. They also updated their 5 year plan to include initial construction funding for the project in FY 2009.

During the summer of 2007, design efforts focused on review of schematics with department heads and developing project construction estimates. Plans were made to begin pad construction in the fall and NSHC hired an in-house project liaison. By the fall of 2007, IHS had approved the schematic design and materials for the gravel pad were purchased.

In 2008 NSHC procured foundation piles, constructed a gravel pad at the site, completed design development drawings, updated construction estimates, and awarded a pile installation contract.

By early 2009 all foundation piling and thermal probes were in place, final construction drawings were approved by IHS, and NSHC had awarded a contract for fabrication of the structural steel. Due to many proactive decisions made during the design process and as indicated in the financial section of the close out report, the design and site development phases concluded significantly under budget.



February, 2009

Due to the proactive decisions by the NSHC Board and Leadership, funding and support by the Denali Commission and IHS' commitment to the project, NSHC had positioned itself as "shovel ready". In February 2009, NSHC received word that the remaining and much needed funding for the construction activities would be funded by ARRA - the American Recovery and Reinvestment Act.



Fall, 2009

The Hospital Site work finished at \$260,497 under budget. In the fall of 2011, the Denali Commission reprogrammed the savings on the site work for use in pre-construction and design activities for the Norton Sound Hospital Long Term Care Facility replacement project.

Please see the follow page for the initial conceptual design for the Long Term Care replacement facility.



**NSHC wishes to once again thank The Denali Commission for its ongoing support and commitment to the healthcare needs of the people of the Norton Sound Region.**